



PUBLIC NOTICE

**US Army Corps
Of Engineers**
Wilmington District

Issue Date: January 8, 2008
Comment Deadline: February 9, 2008
Corps Action ID #: 2007-03058

The Wilmington District, Corps of Engineers (Corps) has received an application from HQ Development, Inc., seeking Department of the Army authorization to construct the Hubquarter Landing Shoreline Development project, consisting of 74 total boat slips (four 16-slip boathouses and one 10-slip day dock pier), on the Lake Gaston shoreline, to accommodate the new Hubquarter Landing residential community, in Warren County, North Carolina.

Specific plans and location information are described below and shown on the attached plans. This Public Notice and all attached plans are also available on the Wilmington District Web Site at www.saw.usace.army.mil/wetlands

Applicant: Mr. David Williams
HQ Development, Inc.
1595 NC Hwy. 903
Littleton, NC 27850

Agent: Ms. Kristen Shacochis-Brown
Kerr Environmental Services Corp.
1008 Old Virginia Beach Road, Suite 200
Virginia Beach, VA 23451

Authority

The Corps will evaluate this application and decide whether to issue, conditionally issue, or deny the proposed work pursuant to applicable procedures of Section 10 of the Rivers and Harbors Act of 1899.

Location

Approximately 21 acres, west of Happy Valley Road (SR 1367) and the Happy Valley residential development, and east of a large cove at the mouth of Hubquarter Creek, north of Eatons Ferry Road (SR 1344), on the southern shore of Lake Gaston, northwest of Littleton (Property center at ~ 36.504° N Latitude, -77.989° W Longitude), in Warren County, North Carolina.

Existing Site Conditions

The general area to be impacted consists of approximately 3,900 linear feet of shoreline on an undeveloped 21-acre site. The site has five relatively short peninsulas extending into Lake Gaston to the north. The shoreline consists of sandy beaches, areas that slope gently to the water, including two areas of wetland vegetation, and areas with some elevation, but no steep drop-offs into the lake. The interior of the site consists of a mature beech and oak forest with various understory shrubs.

In June 2007 the Corps verified authorization under general permit for approximately 2,000 linear feet of riprap bank stabilization for this site. In addition, in September 2007 the applicant indicated intent to use a non-reporting general permit to authorize a road crossing on the 84-acre property to the south of the Hubquarter landing site, recently purchased by HQ Development, Inc., for access for the residential development of this site on the upland and other tracts, which is considered independent of the proposed shoreline development, since it would occur regardless of the result of the application for the shoreline development.

Applicant's Stated Purpose

The applicant's purpose is to construct boathouses and dock structures to service the residents of the new residential development on the site.

Project Description

Plans submitted with the application show the construction of 74 total boat slips, consisting of four 16-slip boathouses and one 10-slip day dock pier, with driven pilings, along approximately 3,900 linear feet of shoreline. No wetland or water willow areas would be directly impacted by construction of the boathouses and docks. The boat slips will only be used by residents and guests of Hubquarter Landing, and all of the boathouses are on the main lake, out of the cove areas. Five six-foot-wide access pathways across Dominion Power's property will also be constructed. No fueling stations, boat maintenance facilities, or restrooms associated with the boat slip facilities are planned, and no dredging is required. No work would occur in Lake Gaston between March 1st and June 30th. A riparian buffer will be maintained between Dominion Power's property and the development. The buffer will be a minimum of 50 feet measured from the shoreline to the development.

The current plan for the Hubquarter Landing residential development on the upland calls for development of approximately 80 townhome units on the 21-acre site.

A Draft Environmental Assessment (EA) for the "Hubquarter Landing Shoreline Development Project, Littleton, Warren County, North Carolina" was submitted by the applicant to Dominion Power on October 3, 2007.

Alternatives

In the Draft EA, the applicant considered the following alternatives, but eliminated them from further analysis:

- 1) 47 single-family homes and individual boat slips for each lot.
- 2) 80 total slips (four 20-slip boathouses).

Other Required Authorizations

This notice and all applicable application materials are being forwarded to the appropriate State agencies for review. The proposed activities will also require authorization by Dominion Power under a Construction and Use Permit.

Cultural Resources

The Corps has consulted the latest published version of the National Register of Historic Places and is not aware that any registered properties, or properties listed as being eligible for inclusion therein are located within the permit area or will be affected by the proposed work under consideration for a permit.

Endangered Species

The Corps has reviewed the project area, examined all information provided by the applicant and consulted the latest North Carolina Natural Heritage Database. Based on available information, the Corps has determined pursuant to the Endangered Species Act of 1973, that the proposed project will have no effect on federally listed endangered or threatened species or their formally designated critical habitat.

Evaluation

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values (in accordance with Executive Order 11988), land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

Commenting Information

The Corps of Engineers is soliciting comments from the public; Federal, State and local agencies and officials, including any consolidate State Viewpoint or written position of the Governor; Indian Tribes and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing shall be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

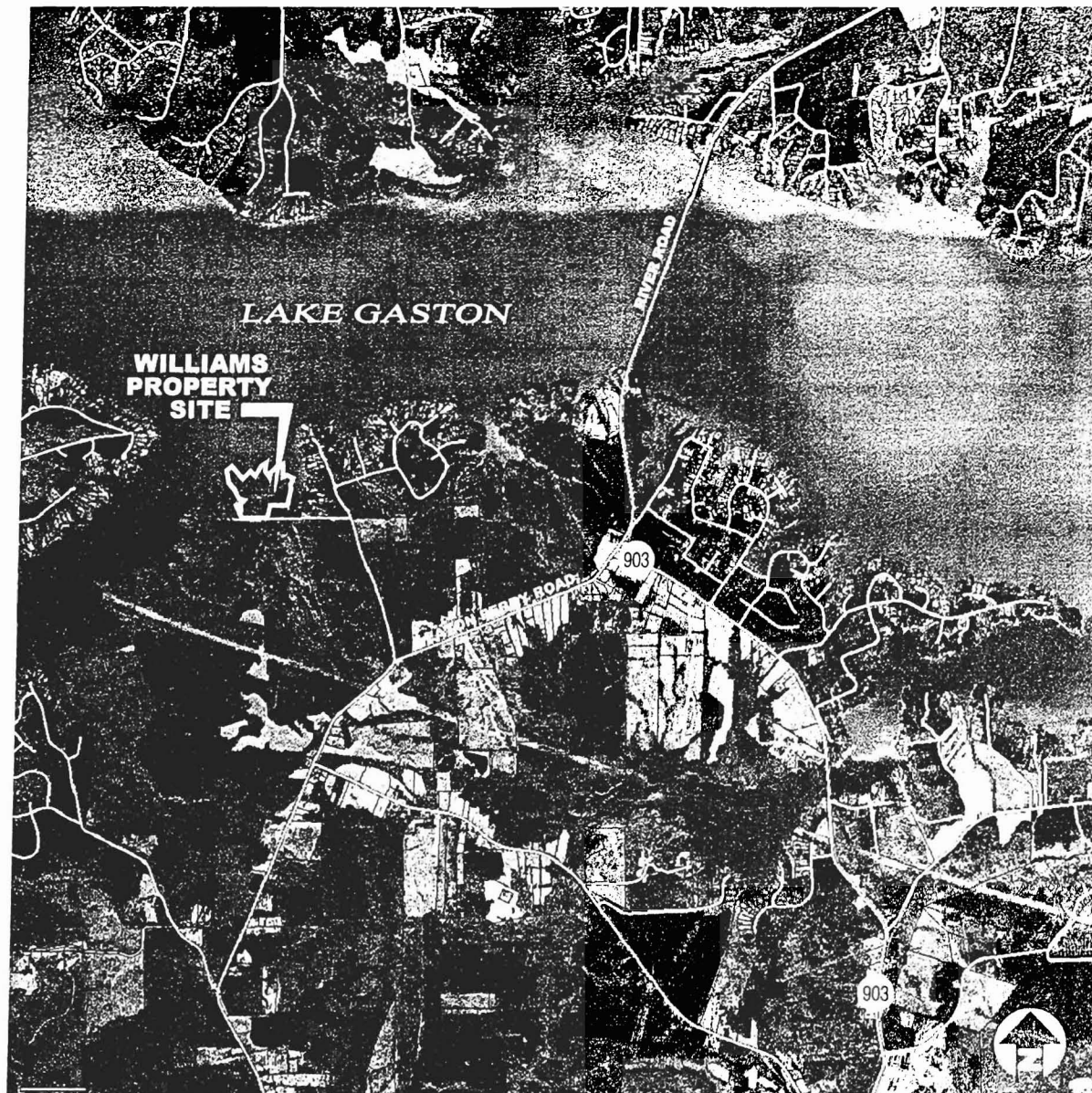
Written comments pertinent to the proposed work, as outlined above, will be received by the Corps of Engineers, Wilmington District, until 5pm, February 9, 2008. Comments should be submitted to:

Eric Alsmeyer
Wilmington District, Corps of Engineers
Raleigh Regulatory Field Office
6508 Falls of Neuse Road, Suite 120
Raleigh, North Carolina 27615-6814
Telephone (919) 876-8441 , Extension 23

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DEC 19 2007

RALEIGH REGULATORY FIELD OFFICE



**Kerr Environmental
Services Corp.**

*Sustainable Ecological Restoration
and Environmental Consulting*

1008 Old Virginia Beach Rd.
Suite 200
Virginia Beach, VA 23451

Ph: 757 963 2008
Fax: 757 963 8322

DESIGNER: Scott T. Murray, Inc.
274 Botetourt Ct., Boydton, VA 23917
Phone (252) 213-9501, Fax (252) 689-2925

VICINITY MAP

HUBQUARTER LANDING AT LAKE GASTON

WARREN COUNTY, NORTH CAROLINA

NO SCALE



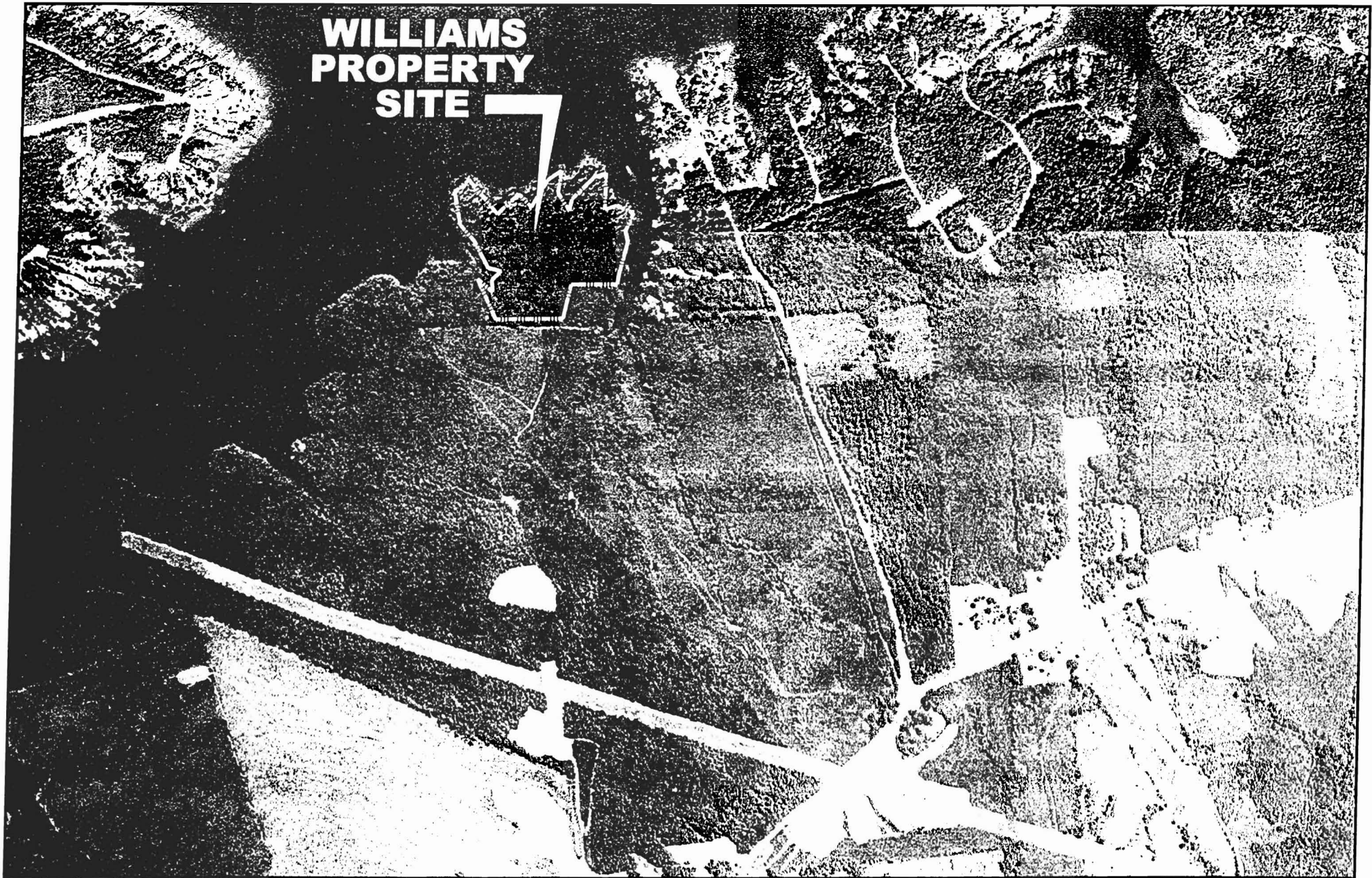
PURPOSE: WETLAND & SLIP PERMITS
REC.G WATER BODY: LAKE GASTON

LATITUDE: 36°30'14"N
LONGITUDE: 77°59'25"W
DATUM: NAD 27

DATE
12-13-07

SHEET
1 of 5

WILLIAMS PROPERTY SITE 7



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AERIAL VIEW

HUBQUARTER LANDING AT LAKE GASTON

WARREN COUNTY, NORTH CAROLINA

SCALE: 1"=1000'

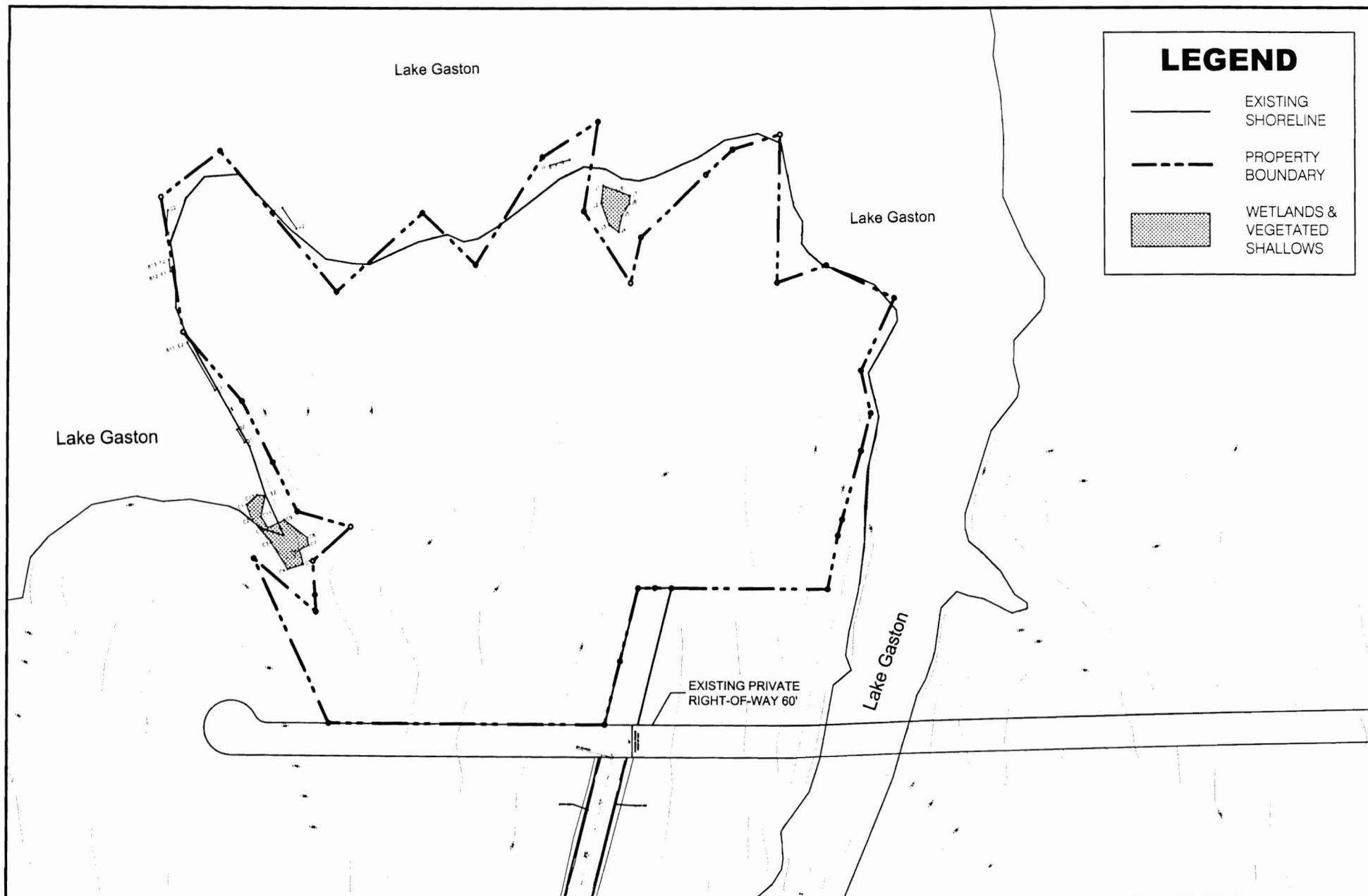


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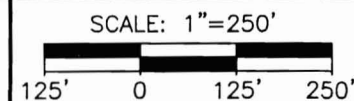
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EXISTING CONDITIONS

HUBQUARTER LANDING AT LAKE GASTON

WARREN COUNTY, NORTH CAROLINA



PURPOSE: WETLAND & SLIP PERMITS
REC'G WATER BODY: LAKE GASTON



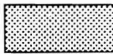

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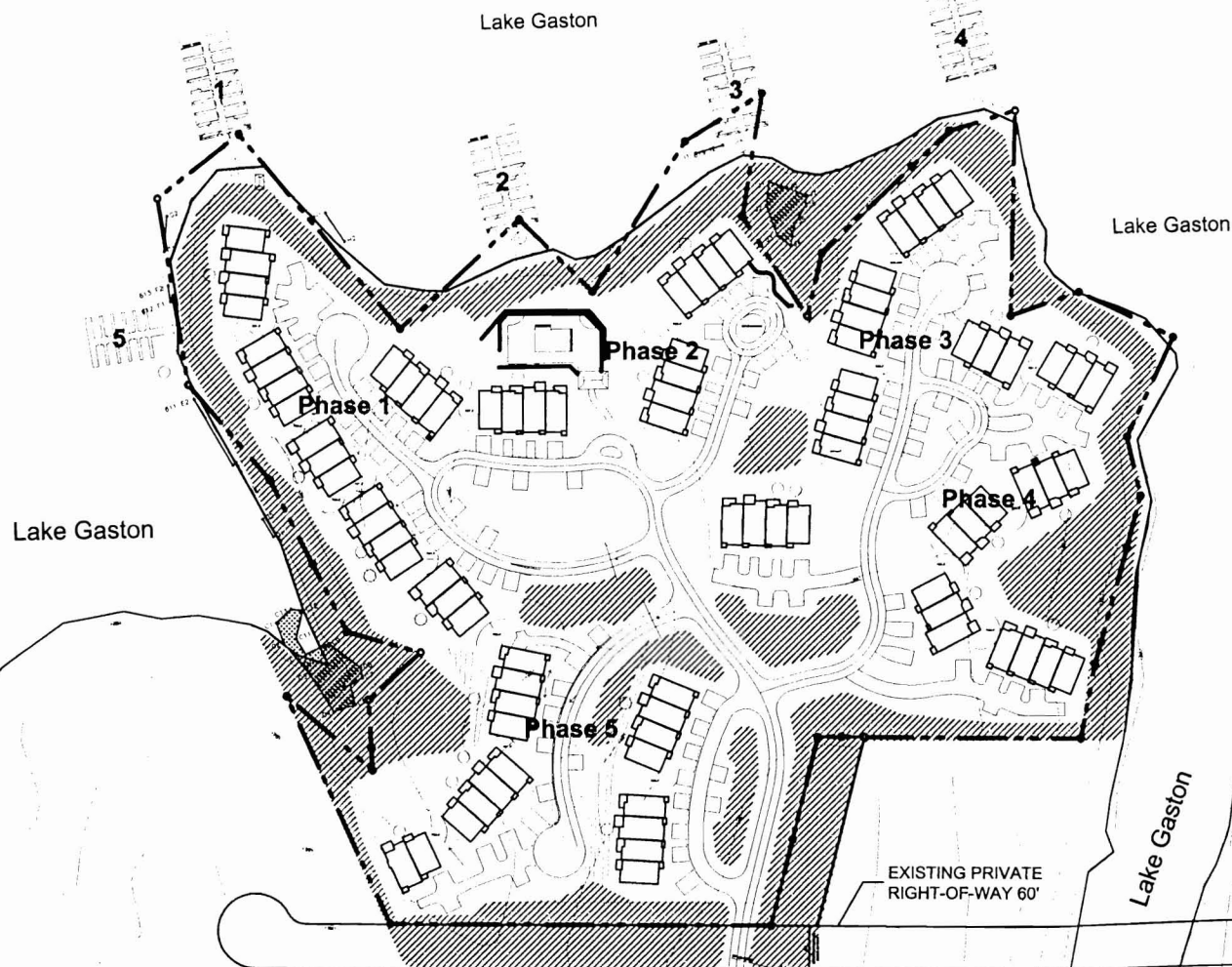


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LEGEND

-  EXISTING SHORELINE
-  PROPERTY BOUNDARY
-  WETLANDS & VEGETATED SHALLOWS
-  PRESERVED AREA



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PROPOSED PLAN

HUBQUARTER LANDING AT LAKE GASTON

WARREN COUNTY, NORTH CAROLINA

SCALE: 1"=250'

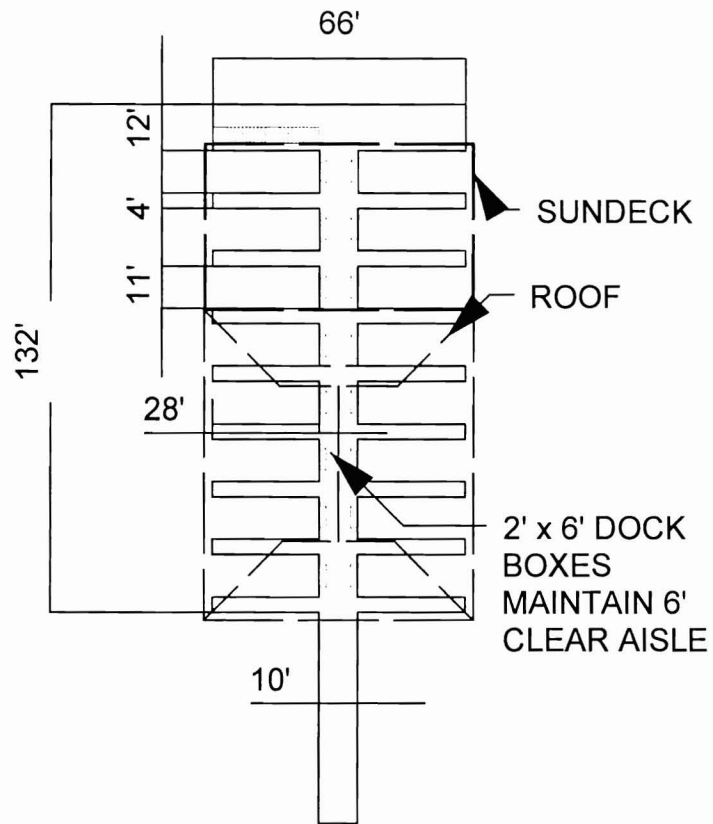


PURPOSE: WETLAND & SLIP PERMITS
REC'G WATER BODY: LAKE GASTON

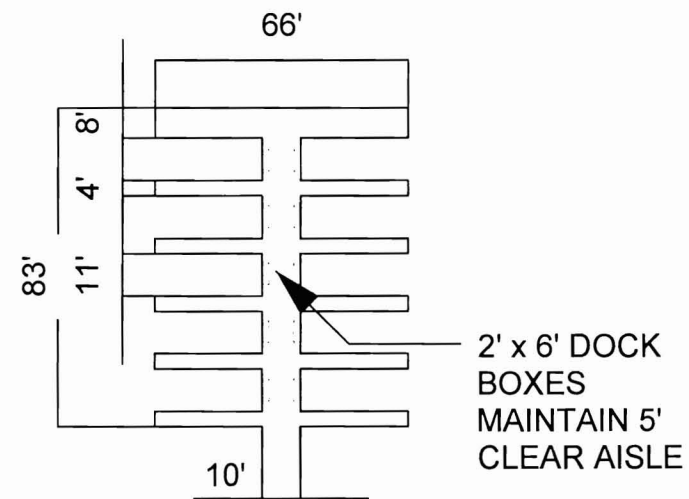
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Proposed
16 - Covered Slips



Proposed
10 - Day Slips



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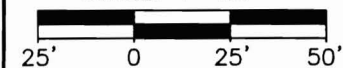
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PROPOSED SLIP PLANS

HUBQUARTER LANDING AT LAKE GASTON

WARREN COUNTY, NORTH CAROLINA

SCALE: 1"=50'



PURPOSE: WETLAND & SLIP PERMITS
REC'G WATER BODY: LAKE GASTON

LATITUDE: 36°30'14"N
LONGITUDE: 77°59'25"W
DATUM: NAD 27



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